

PAD SITES FOR SALE

SWC Constitution & Marksheffel

COLORADO SPRINGS, CO 80923

RETAIL

GROUND LEASE/IN-LINE/FOR SALE

SWC Constitution & Marksheffel

COLORADO SPRINGS, CO 80951

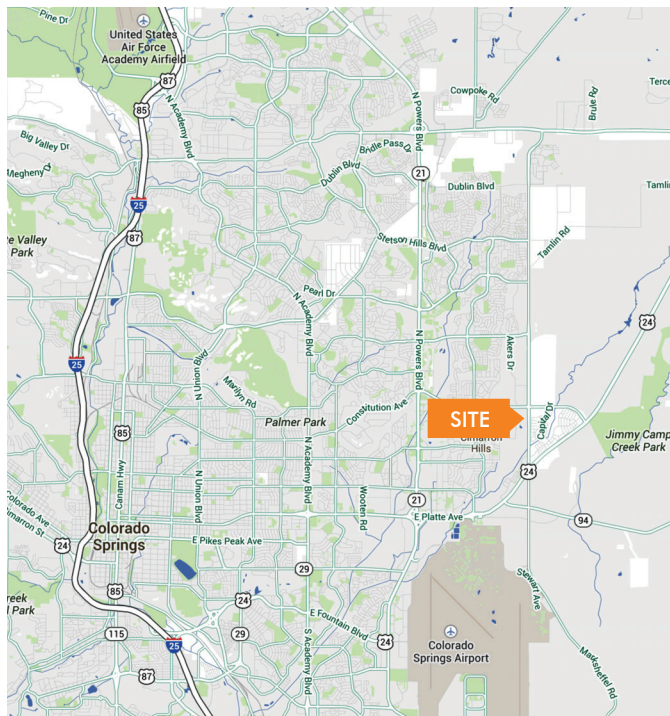
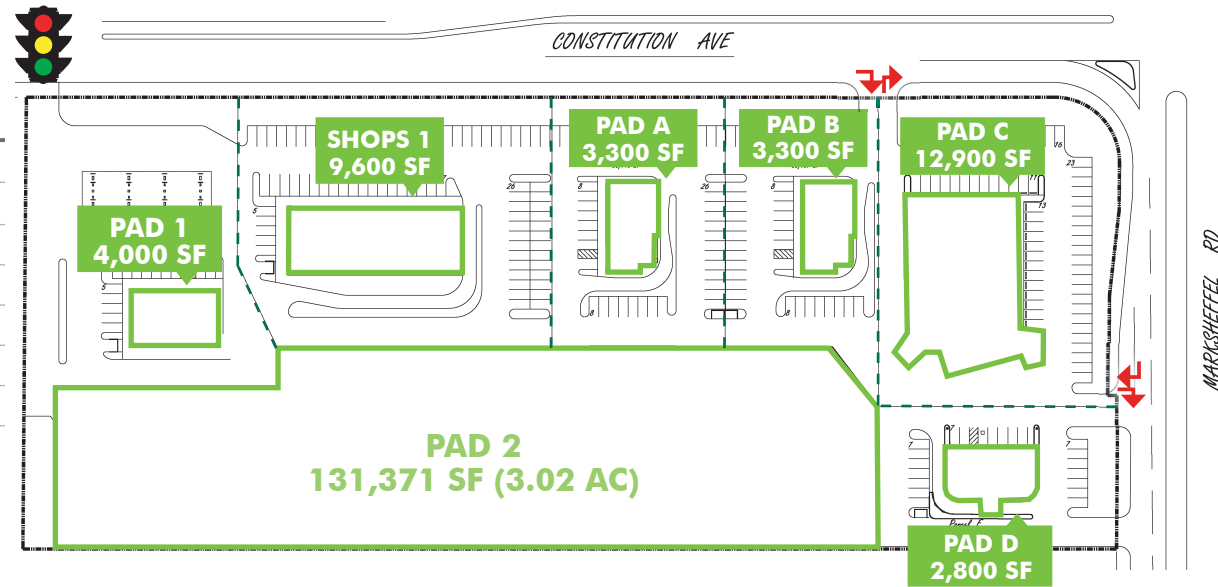
RETAIL

RETAIL DEVELOPMENT OPPORTUNITY!

SITE PLAN

AVAILABILITY

Pad 1	4,000 SF on 1.25 AC
Shops 1	9,600 SF on 1.49 AC
Pad A	3,300 SF on 0.85 AC
Pad B	3,300 SF on 0.77 AC
Pad C	12,900 SF on 1.39 AC
Pad D	2,800 SF on 0.66 AC
Phase 2	131,374 SF (3.02 AC)



2018 Estimated Demographics

	1 mile	3 miles	5 miles
Population	11,228	58,919	163,801
Average Household Income	\$83,034	\$82,828	\$76,137
Households	3,817	21,253	61,666

Traffic Counts

Constitution Ave West of Marksheffel Rd	28,000 VPD
Marksheffel Rd North of Constitution Ave	16,000 VPD
Marksheffel Rd South of Constitution Ave	17,000 VPD

CONTACT

Patrick Kerscher

Senior Associate
+1 719 471 6045
patrick.kerscher@cbre.com

Dan Rodriguez

Senior Associate
+1 719 471 6046
dan.rodriguez@cbre.com



PAD SITES AVAILABLE

GROUND LEASE / BUILD-TO-SUIT / FOR SALE

- + Excellent location on the southwest corner of Constitution & Marksheffel
- + Shadow anchored by King Soopers Marketplace
- + Affluent existing residential neighborhoods with strong path for growth
- + New housing developments both planned and under construction
- + Lifestyle oriented consumer base
- + Young families expanding into the area



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Planned Area Households

NEW DEVELOPMENTS

1	Banning Lewis Ranch +/- 7,000 SFR & MFR units remain to be built
2	Claremont Ranch +/- 1,800 SFR & MFR units remain to be built
3	Hannah Ridge 85 SFR units built and 280 remain to be built in Phase I. Phase II will have 200 SFR.
4	Jessica Heights 427 SFR units built
5	Wilshire Ranch 300 SFR built in Phase I and 320 SFR remain to be built in Phase II.
6	Mountain Vista Ranch 300+ SFR & MFR units remain to be built
7	Springs Ranch 732 SFR units built
8	Indigo Ranch 220+ SFR units remain to be built
9	Stetson Hills 3,247 SFR & MFR units built

